



Promoting the wise use of land

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

Tentative Notice of Action

MEETING DATE January 17, 2014 LOCAL EFFECTIVE DATE January 31, 2014 APPROX FINAL EFFECTIVE DATE February 21, 2014		CONTACT/PHONE Schani Siong Project Manager (805) 781-4374 ssiong@co.slo.ca.us		APPLICANT John and Catherine Zettler		FILE NO. DRC2012-00118	
SUBJECT Hearing to consider a request by John and Catherine Zettler for a Minor Use Permit/Coastal Development Permit to allow a 2,763 square-foot two-story single family residence with a 948 square-foot attached garage and 730 square feet of unfinished storage. The project will result in the disturbance of approximately 7,600 square-feet on a 10,424 square-foot vacant parcel. The proposed project is within the Residential Single Family land use category and is located at 1785 Chester Lane in the community of Cambria. The site is located in the North Coast planning area.							
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2012-00118 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.							
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on November 26, 2013 (ED13-073).							
LAND USE CATEGORY Residential Single Family		COMBINING DESIGNATION Terrestrial Habitat, Local Coastal Plan, Archaeologically Sensitive		ASSESSOR PARCEL NUMBER 023-151-055		SUPERVISOR DISTRICT(S) 2	
PLANNING AREA STANDARDS: Archaeological Resource Protection, Monterey Pine Forest Habitat (TH), Setbacks, Height, Footprint and Gross Structural Area (GSA) Limitations, Residential Design Standards, Erosion Control, Landscaping, Cambria Community Services District Review, Cambria Fire Department Review, Parking Requirements <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>							
LAND USE ORDINANCE STANDARDS: Local Coastal Program, Terrestrial Habitat, Archaeologically Sensitive Area, Geologic Study Area <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>							
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.							
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242							

EXISTING USES:

Vacant

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family/ Vacant

East: Residential Single Family/ Vacant

South: Residential Single Family/ Residences

West: Residential Single Family/ Residences

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Public Works, Building Division, Cambria Community Services District (Water/ Sewer/ Fire), Coastal Commission, and North Coast Advisory Council.

TOPOGRAPHY:

Moderate slopes to relatively level

VEGETATION:

Monterey Pine, Oak, Grasses

PROPOSED SERVICES:

Water supply: Community system (Cambria CSD)

Sewage Disposal: Community sewage disposal system

Fire Protection: Cambria Fire Department (Cambria CSD)

ACCEPTANCE DATE:

October 7, 2013

PLANNING AREA STANDARDS:

As described below, the project complies with applicable Combining Designation, Community - wide, and Residential Single Family development standards of the North Coast Area Plan.

Combining Designations

Monterey Pine Forest Terrestrial Habitat (TH)

The following standards apply to new development proposed within the Monterey Pine Forest Terrestrial Habitat (TH) combining designation:

1. **Establishment of a 'project limit area'.** A project limit area shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat.
2. **New Development siting.** Applications for new development within the Monterey pine forest shall demonstrate that no native vegetation outside the project limit area shall be removed, except for trees identified as hazardous by a qualified professional.
3. **Plan Requirements.** Plans shall identify all Monterey pine trees and their size when they are six inches or more in diameter at 4.5 feet above ground, and oak trees four inches or more in diameter at 4.5 feet above ground. The plans shall indicate which trees are to be retained and which trees are proposed for removal.
4. **Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented.
5. **Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above the ground shall be replaced at a 4:1 ratio for each tree removed, and at a 2:1 ratio for each tree impacted but not removed. Any oak trees that are four inches in diameter 4.5 feet above ground shall be replaced at a 6:1 ratio for each tree removed, and at a ratio of 3:1 ratio for each tree impacted but not removed. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest.
6. **Understory Vegetation Removal.** No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary.

Staff comments: The project minimized impacts to the existing Monterey Pine and Oak trees by siting the proposed residence on the least sensitive portion of the site. The site currently has ten (10) pine trees and twenty-one (21) oak trees. The oaks observed were multi-trunk trees; every trunk with a diameter of four inches or more at 4.5 feet from the ground is considered a tree. The proposed project will result in removing six (6) pine trees and nine (9) oak trees. The project is conditioned to replace removed Monterey pine trees at a 4:1 ratio, requiring twenty-four (24)

replacement pines, and replacement of oaks at a 6:1 ratio, requiring fifty-four (54) replacement oaks.

Disturbance within the dripline or root zone of pines and oaks is likely to impact the health of the tree and may ultimately result in the loss of the tree. The proposed project would result in impacts to three (3) Monterey pine trees and one (1) oak tree. The project is conditioned to replace the impacted Monterey pine trees at a 2:1 ratio, requiring six (6) replacement pines, and replacement of impacted oaks at a 3:1 ratio, requiring three (3) replacement oaks. The total tree replacement required for the project is thirty (30) Monterey pine trees and fifty-seven (57) oak trees.

The applicant originally wanted to replant some of the replacement trees on the property. The ordinance allows the property owners to replant trees on their site, off site or a combination of both, as long as the off-site replanting will be done to the County's approval and the North Coast Area plan standards. Due to insufficient area on site to feasibly plant all replacement trees, the applicant will replant all eighty-seven (87) trees off-site through an agreement with Greenspace (October 29, 2013). Four parcels (APN 013-141-020, -021, -022 and 024-202-010) were identified to receive the new trees by fall 2015 or prior to the final inspection of the residential development. Based on discussions with the applicant and Greenspace, staff supports the off-site tree replanting for the following reasons:

- 1. After development, given the 15 feet distance required between replanted trees, the parcel would lack adequate yard area suitable for tree replanting. Based on staff discussions with tree experts, overcrowding will hamper the survival rate of young trees;*
- 2. Staff is concerned with the long term management and monitoring of the young trees, and after discussions with GreenSpace, determined that the non-profit agency is the best organization qualified to replant, monitor and offer annual evaluations of the replanted trees to the County;*
- 3. The parcel site is located within an urbanized area, with existing residences built in close proximity to the subject parcel. With replanting on-site, the replacement trees will be located very close to the property boundaries adjacent to existing homes and may be hazardous to the neighboring properties in the long term;*
- 4. The proposed residence is within the allowable Gross Structural Area limit for a forested lot of this size in the Lodge Hill area, and will not require the use of TDCs. The proposed residence is considered compatible with adjacent neighboring properties.*

The project is conditioned to show a project limit area on plans to ensure all work is within the approved areas on the site and protective measures will be included to avoid impacts to the remaining Monterey pine and oak trees during construction activities. With implementation of the tree mitigation and conditions of approval, the proposed project will comply with this standard.

Cambria Urban Area Standards - Community Wide

Limitation on Development - Water Conservation Requirements

New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's service area, or

through other verifiable actions to reduce existing water use in the service area. All coastal development permits authorizing such development shall be conditioned to require applicants to provide to the Planning Director for review and approval prior to construction, written evidence of compliance with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and modified on November 14, 2002, and as codified in the CCSD Code Chapter 4.20 in 2004. No retrofit credits may be obtained by extinguishing agricultural water use, or funding leak detection programs. Such permits shall also be conditioned to require written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the CCSD. Also prior to final building inspection the applicant shall submit a water and sewer service condition compliance letter from the CCSD.

Staff comments: The project complies with the standard as the applicant submitted a Completion of Water Demand Offset letter, dated May 31, 2013 from the CCSD. Additional documentation regarding a Grandfather Meter Transfer #CLA0043 to the subject property, dated February 11, 2012, and the retirement of the initial parcel where the water allocation originated, dated February 11, 2013, have also been obtained from CCSD. The project is conditioned to comply with all retrofitting and water requirements of the CCSD.

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

Staff comments: The project complies with this standard because the applicant submitted a Fire Plan Review, dated June 10, 2013, from the Cambria Fire Department and the project is conditioned to comply with all applicable fire safety requirements.

Site Review – Biological Assessment

Based on the results of a site review, all projects determined to have the potential to adversely impact a sensitive resource shall require a biologic assessment report prepared in accordance with Coastal Zone Land Use Ordinance Section 23.07.170.

Staff comments: Based on a site review, project manager Schani Siong concluded that a biological assessment is not necessary because the subject property is located within a previously developed, urbanized area. The proposed building is sited on the least sensitive portion of the site to reduce impacts to existing trees. The applicant has agreed to mitigate the impacts to the trees via an off-site tree replanting agreement with Greenspace due to insufficient site area for successful tree replanting.

Erosion Control/ Landscaping/ Exterior Lighting

In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department. All areas of the site disturbed by project construction shall be

revegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. Non native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that direct illumination does not fall onto or across any public or private street or road.

Staff comments: The project is conditioned to comply with applicable erosion control, landscaping, and exterior lighting requirements.

Residential Single Family Standards

The following table describes the project's compliance with the applicable setbacks, height, gross structural area (GSA), and footprint standards of the North Coast Area Plan:

Lot Size: 10,424 square feet

Area: Lodge Hill

Oversized lot adjustment: 1.986

Slope: approximately 13%

Number of trees to be removed: 6 pines, 9 oaks

Base: 1,600 SF Footprint; 2,400 SF GSA

PROJECT REVIEW	ALLOWABLE	TOTAL PROPOSED	STATUS
FOOTPRINT (SQUARE FEET)	3,177	2,763	OK
GSA (SQUARE FEET)	4,766	4,441	OK
HEIGHT (FEET)	28'	26'-9"	OK
DECKS (SQUARE FEET)			
PERVIOUS	953	794	OK
IMPERVIOUS	318	0	OK
SETBACKS (FEET)			
FRONT AND BACK COMBINED	25'	66'-10"	OK
FRONT	10'	10'-2.5" Cistern located 3' from front and side setbacks ²	OK
REAR	10'	56'-7.5"	OK
SIDE	5'	10'(N) ¹ ; 7' (S)	OK
SIDES COMBINED (FOR LOTS W/ 50 FEET OR GREATER FRONTAGE)	12'	17'	OK

NOTE: ¹ Entryway stairs are proposed within about 6" of the north side setback. This is permissible pursuant to CZLUO Section 23.04.116 with fire-rated construction.

² Structures less than 3' in height are permissible in the front setback area pursuant to CZLUO Section 23.04.108.

Residential Design Criteria

The North Coast Area Plan contains discretionary design criteria for single-family residential development in Cambria. As described below, the proposed addition is consistent with applicable design criteria.

- A. **Impermeable Surfaces.** Impermeable surfaces should be minimized in order to maintain a sense of open space and to serve specific purposes, such as retaining clusters of trees and the visual quality of public view corridors. *Staff comments: The project complies with this guideline, as the proposed project is designed with 794 square feet of permeable deck and 1,902 square feet of driveway, walkways and patio will be constructed with permeable concrete pavers.*
- B. **Parking Drives and Garages.** Garages should not dominate the site or the design of the house. The mass of a garage should appear subordinate to the house and appear integrated into the building design. Garage door colors and materials should be the

same or subordinate to the house design. *Staff comments: The project complies with this guideline because the proposed garage mass has been reduced with varying of height, roof design and wall lines along the three doors. The garage is also oriented away from the street and located at the end of a curved driveway to minimize the visual impact of the garage doors.*

- C. **Topography.** The site design should follow the natural contours of the site where possible minimizing the abrupt changes in grade on site and between adjoining properties. *Staff comments: The project complies with this guideline, as the development is sited following the existing contours, minimizing grading and site impacts to existing trees. The driveway has been designed with curvature to minimize site grading and use of retaining walls.*
- D. **Drainage.** Drainage systems should be designed to retain water on-site and encourage infiltration when feasible. The portion of a driveway longer than 30 feet measured from the front edge of the garage should not exceed 10 feet in width, except as required by the Fire Department. *Staff comments: The project complies with this guideline because the proposed landscaping, open stream bed (man-made) and pond were designed and constructed to retain water on-site and increase infiltration. Gutters and downspouts will be connected to a cistern with overflow directed to a proposed French drain system on the site. The driveway does not exceed 10 feet in width at the roadway.*
- E. **Building Design Standards.**
- i. Reduce apparent massing to achieve a small-scale appearance appropriate for the character of the neighborhood.
 - ii. Design buildings to avoid removal of significant vegetation and blend structures into the natural setting to the maximum extent feasible.
 - iii. Building facades should appear to be no more than two stories in height, as viewed from the public right-of-way. Presenting a one-story height to the street on downhill sites is encouraged. Two-story elements should be steeped in a series of successive increments. Tall exterior foundation walls and unused under floor areas that add to the building mass should be avoided.
 - iv. Building forms, materials and details should be visually compatible with the neighborhood while creating individual character. Building forms and ornamentation that are monumental or out of scale with the rest of the building should be avoided.
 - v. Use natural-appearing building materials. In the forest setting, materials are preferred with patterns or texture such as wood or wood-appearing siding as primary materials for exterior walls. Stucco, in conjunction with natural materials, may be considered if it supports the design. Fire resistant materials may be required. Colors that blend with background forest colors and earth tones are preferred choices to blend with the natural setting. Bright colors should be reserved to key accent features.
 - vi. Roof planes should be designed with changing elevations and directions to express important elements of the residence.

- vii. Architectural details such as chimneys, overhangs, windows, doors (including garage doors), dormers, porches, entries and decks can be used to help reduce massing and scale.

Staff comments: The project is compliant with this standard. The building façade is two-stories in height with no unused under-floor areas. The proposed design also has incorporated building facade articulation, architectural details, and varying roof and wall lines to reduce the overall mass and increase the compatibility of the proposed building with the neighborhood character. The overall building is sited away from the existing trees, which will partially screen the house from Chester Lane. The foundation walls of the house will be screened with landscape features. The proposed exterior finishes consist of earth-toned stucco, wood railings, and a heavy composition shingle roof.

LAND USE ORDINANCE STANDARDS:

Section 23.01.043c.(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located in an Environmentally Sensitive Habitat Area (Terrestrial Habitat).

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Section 23.07.170.e(1-5) Environmentally Sensitive Habitat (ESH) Development Standards

- (1) New development within or adjacent to the habitat shall not significantly disrupt the resource.
- (2) New development within the habitat shall be limited to those uses that are dependent upon the resource.
- (3) Where feasible, damaged habitats shall be restored as a condition of development approval.
- (4) Development shall be consistent with the biological continuance of the habitat.
- (5) Grading adjacent to Environmentally Sensitive Habitats shall conform to the provisions of Section 23.05.034.c (Grading Standards.)

Staff comments: This project is located within an Environmentally Sensitive Habitat Area (ESHA) due to the Cambria Monterey Pine forest and complies with ESHA development Standards 1-5 above. The proposed residential development is a principally permitted use on the site, which is within a developed urban neighborhood. To mitigate the impacts to the nine (9) Monterey pines and ten (10) oak trees, the applicant has agreed to mitigate the impacts to the trees by replanting thirty (30) Monterey pines and fifty-seven (57) oak trees off-site through an agreement with Greenspace. The project is conditioned to require a landscape/ revegetation plan that clearly shows the remaining trees that shall be undisturbed and special construction practices to avoid impacts to remaining native trees and vegetation. With implementation of these measures, the proposed project complies with the ESHA development standards above.

Section 23.07.176 Terrestrial Habitat Protection

The subject parcel supports a mapped Terrestrial Habitat (TH) combining designation, and is subject to Section 23.07.176 Terrestrial Habitat Protection. This section implements development standards for protection of Terrestrial Habitat. Specifically, that revegetation with

native plants occurs where vegetation is removed, and that “readily-identifiable barriers that will protect the surrounding native habitat areas” be used to ensure protection during grading and construction.

Staff comments: This project complies with the TH development standards because the applicant shall submit a landscape/ revegetation plan clearly requiring special construction practices to protect the remaining trees and surrounding native habitat areas prior to issuance of a construction permit. The project is conditioned to replace removed Monterey pine trees at a 4:1 ratio, requiring twenty-four (24) replacement pines, and replacement of oaks at a 6:1 ratio, requiring fifty-four (54) replacement oaks. Disturbance within the dripline or root zone of pines and oaks is likely to impact the health of the tree and may ultimately result in the loss of the tree. The proposed project would result in impacts to three (3) Monterey pine trees and one (1) oak tree. The project is condition to replace impacted Monterey pine trees at a 2:1 ratio, requiring six (6) replacement pines, and replacement of impacted oaks at a 3:1 ratio, requiring three (3) replacement oaks. The total tree replacement required for the project is thirty (30) Monterey pine trees and fifty-seven (57) Oak trees. Due to insufficient area on site to feasibly plant all replacement trees, the applicant will replant all eighty-seven (87) trees off-site through an agreement with Greenspace (October 29, 2013). Four selected parcels (APN 013-141-020, -021, -022 and 024-202-010) were identified to receive the new trees by prior to the final inspection of the residential development.

Section 23.07.104 – Archaeologically Sensitive Areas

This Section requires development applications within the Archaeologically Sensitive combining designation area to include a preliminary archaeological site survey. The survey shall be conducted by a qualified archaeologist knowledgeable in local Native American culture and approved by the Environmental Coordinator. If the preliminary site survey determines that proposed development may have significant effects on existing, known or suspected archaeological resources, a plan for mitigation shall be prepared by a qualified archaeologist.

Staff comments: The project site is within a mapped Archaeologically Sensitive combining designation area. The applicant supplied a Preliminary Archaeological Reconnaissance (Archaeological Consulting; May 2, 2013) for the proposed project. This report concluded “site preparations and earth disturbances associated with proposed alterations in conjunction with the construction of a new 4,441 square-foot residence on a portion of 1785 Chester Lane (APN: 023-151-055) will have no impact to prehistoric or historic cultural resources.” Therefore, the project complies with this standard.

Section 23.07.080 – Geologic Study Area (GSA)

The proposed project is located within a Geologic Study Area (GSA) combining designation, and is subject to Section 23.07.080 Geologic Study Area. This section requires projects located within a GSA to include a report prepared by a certified engineering geologist. The report must identify, describe, and illustrate, where applicable, potential hazards of surface fault rupture, seismic shaking, and liquefaction or landslide.

Staff comments: The project complies with this requirement. The applicant submitted a Geotechnical Engineering Report (Mid-Coast Geotechnical, Inc.; April 23, 2013), Site Liquefaction and Slope Stability Report (Mid-Coast Geotechnical, Inc.; July 24, 2013) and Geologic Hazards Evaluation (Mid-Coast Geotechnical, Inc.; August 16, 2013), which concluded

that the geologic condition of the site is suitable for the proposed addition. The report was reviewed by County Geologist, Brian Papurello, who concurred with the findings and recommendations of the reports (Landset Engineers, Inc.; July 19, 2013 and September 23, 2013).

Section 23.04.160: Parking

The proposed project is a single family residence which must contain at least two off street parking spaces.

Staff comments: This project complies with this standard because the proposed garage area accommodates three parking spaces.

COASTAL PLAN POLICIES:

Following is a brief list of the Coastal Plan Policies (discussion of specific applicable policies following):

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: ☒ Policy No(s): 1, 2, 3, 29 and 30

Agriculture: N/A

Public Works: ☒ Policy No(s): 1

Coastal Watersheds: ☒ Policy No(s): 7, 8, 10 and 11

Visual and Scenic Resources: ☒ Policy No(s): 7

Hazards: ☒ Policy No(s): 1 and 2

Archeology: ☒ Policy No(s): 4

Air Quality: N/A

Public Works:

Policy 1: Availability of Service Capacity: *The project complies with this policy because the applicant submitted letters showing Completion of Water Demand Offset, dated May 31, 2013, and Grandfather Meter Transfer #CLA0043 to the subject property, dated February 11, 2012, from the CCSD. As described in the transfer letter, the subject property received a transferred active service meter from a retired parcel. As conditioned, the project would comply with the retrofitting and water conversation requirements of the CCSD.*

Coastal Watersheds:

Policy 7: Siting of new development: *The project complies with this policy because the proposed single family residence will be located on an existing lot of record in the Residential Single Family land use category on slopes less than 20%.*

Policy 8: Timing of new construction: *The proposed project is conditioned to comply with this policy as it shall have an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.*

Policy 10: Drainage Provisions: *The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works department for approval, and shall implement the approved drainage plan, displaying that construction of the new garage will not increase erosion or runoff.*

Policy 11: Preserving Groundwater Recharge. *The proposed project is consistent with this policy as it shall retain groundwater on-site to the extent feasible.*

Hazards:

Policy 1: New Development: *The project is consistent with this policy because it is located and designed to minimize risks to human life and property.*

Policy 2: Erosion and Geologic Stability: *The project complies with this requirement because the applicant submitted a Geotechnical Engineering Report (Mid-Coast Geotechnical, Inc.; April 23, 2013), Site Liquefaction and Slope Stability Report (Mid-Coast Geotechnical, Inc.; July 24, 2013) and Geologic Hazards Evaluation (Mid-Coast Geotechnical, Inc.; August 16, 2013) which concluded that the geologic condition of the site is suitable for the proposed addition. The reports were reviewed by County Geologist, Brian Papurello, who concurred with their findings and recommendations (Landset Engineers, Inc.; July 19, 2013 and September 23, 2013).*

Archaeology:

Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas: *The project is consistent with this policy because the applicant supplied a Preliminary Archaeological Reconnaissance (Archaeological Consulting; May 2, 2013) for the proposed project. This report concluded "site preparations and earth disturbances associated with proposed construction of a new 4,441 square-foot residence on a portion of 1785 Chester Lane (APN: 023-151-055) will have no impact to prehistoric or historic cultural resources." Therefore, the project complies with this policy.*

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: *The proposed project is consistent with this policy because it does not significantly disrupt the habitat and is located on the least sensitive portion of the site.*

Policy 2: Permit Requirement: *The project is consistent with this policy because it will not significantly impact sensitive habitats, and proposed development will be consistent with the biological continuance of the habitat. The project is conditioned to provide monitoring and evaluation reports on the off-site replacement trees to the County, on an annual basis, for no less than three years or until the new trees are successfully established.*

Policy 3: Habitat Restoration: *The proposed project is consistent with this policy because, prior to issuance of a construction permit, the applicant is required to submit a landscape/revegetation plan clearly showing a project limit area and special construction practices*

to protect the remaining trees and surrounding native habitat areas. The total tree replacement required for the project is thirty (30) Monterey pine trees and fifty-seven (57) oak trees. Due to insufficient area on site to feasibly plant all replacement trees, the applicant will replant all eighty-seven (87) trees off-site through an agreement with Greenspace (October 29, 2013). Four parcels (APN 013-141-020, -021, -022 and 024-202-010) were identified to receive the new trees prior to final inspection of the residential development.

Policy 29: Protection of Terrestrial Habitats: *The project is consistent with this policy because the proposed residential development is a principally permitted use on the site and is located on the least sensitive portion of the site to minimize impacts to the existing habitats. Prior to issuance of a construction permit, the applicant is required to submit a landscape/ revegetation plan clearly showing a project limit area and special construction practices to protect the remaining trees and surrounding native habitat areas.*

Policy 30: Protection of Native Vegetation: *The project is consistent with this policy because a project limit area will be designated on all construction documents to ensure all development will not further encroach into any habitat areas or trees on site. All areas of the site disturbed will be revegetated with native plants.*

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: *The proposed project is consistent with this policy because site disturbance has been minimized through project design. The project is conditioned to replant thirty (30) Monterey pine trees and fifty-seven (57) oak trees. Due to insufficient area exists on site to feasibly plant all replacement trees, the applicant will replant all eighty-seven (87) trees off-site via an agreement with Greenspace (October 29, 2013). Four selected parcels (APN 013-141-020, -021, -022 and 024-202-010) were identified to receive the new trees prior to final inspection of the residential development.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned.

COMMUNITY ADVISORY GROUP COMMENTS:

On August 26, 2013, the North Coast Advisory Council (NCAC) recommended against approval of the project based on concerns related to tree removal, water availability, and building scale (refer to Attachment A). As described in this staff report, the proposed project will mitigate its tree removal impacts by working with Greenspace to plant new Monterey pines and Coast live oaks in accordance with the ratios specified in the North Coast Area Plan. In regards to water usage, the project has a will-serve letter and is conditioned to comply with all retrofitting and water requirements of the CCSD. There is an artificial streambed and landscape swales proposed on site with a 3,000 gallon cistern to capture rainwater. No potable water shall be used for landscape purposes. Regarding building scale, the proposed residence is within the

allowable Gross Structural Area limit for a forested lot of this size in the Lodge Hill area, and will not require the use of TDCs. The proposed residence is considered compatible with adjacent neighboring properties.

AGENCY REVIEW:

Public Works – *Drainage plan, encroachment permit for driveway and road fees will be required with construction permit (Tim Tomlinson; July 12, 2013).*

Building Division – *Project subject to construction permit, including soils report (Charles Riha; February 24, 2010)*

Cambria Community Services District (Water/Sewer) – *Submitted a Completion of Water Demand Offset letter (May 31, 2013), Grandfather Meter Transfer # CLA0043 (February 11, 2012) and Declaration of Restrictive Covenant for the retirement of the original parcel where the water allocation is sourced (February 11, 2013) from CCSD.*

Cambria Community Services District (Fire) – *Project subject to Fire Plan Review conditions (Cambria CSD; June 10, 2013)*

California Coastal Commission – *Questions received via e-mail on September, 18, 2013 from Daniel Robinson regarding the origin of active water service transfer to the subject parcel. Staff, with the assistance from Cortney Upthegrove from CCSD, has addressed CCC questions via e-mail dated October 1, 2013.*

LEGAL LOT STATUS:

The one (1) parcel was legally created by recordation of a Notice of Voluntary Merger (Document #2013-028812) at a time when that was a legal method of creating parcels.

Staff report prepared by Schani Siong and reviewed by Airlin Singewald.